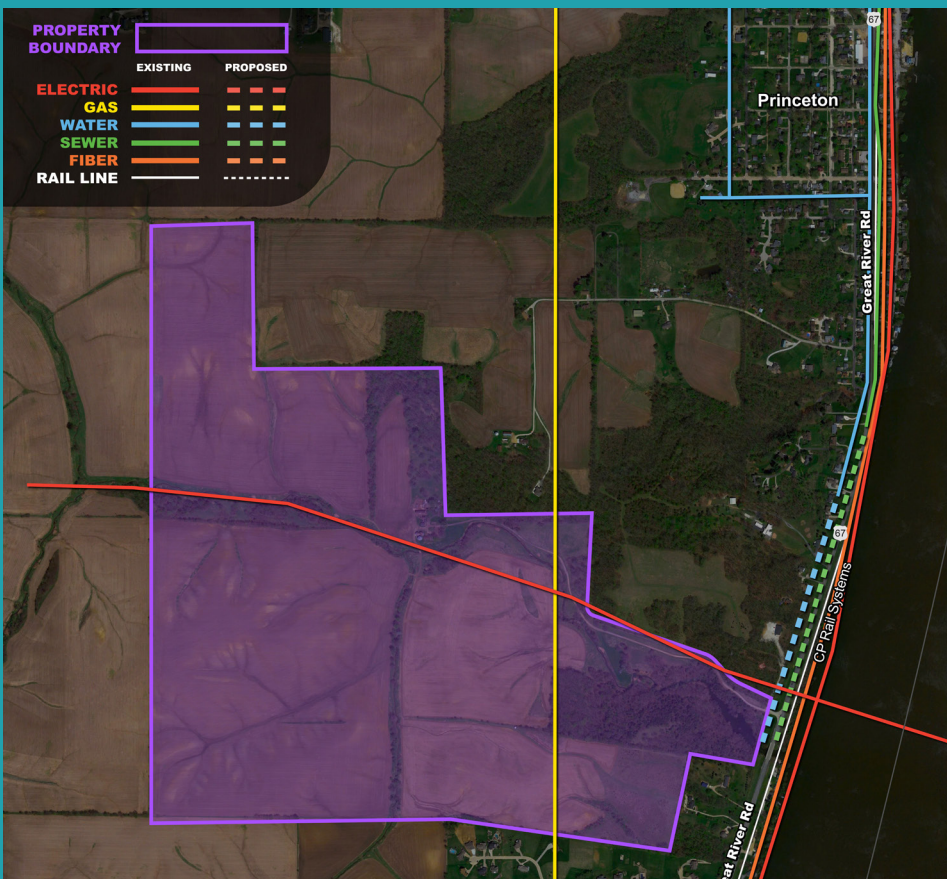


ANDERSON 400

24500 GREAT RIVER RD, **LECLAIRE, IA** 52753

QC, THAT'S WHERE!



The **Anderson 400** site is a certified, 400-acre sustainable green business park that overlooks the majestic Mississippi River with views second-to-none. The site is only the second of its kind in Iowa designed to meet the unique needs of companies wanting to reduce their environmental impact. Approximately 285 acres of the park is available for development. This business park balances the natural landscape for future development with amenities like trails, trees and water features to be enjoyed by all who visit and work here.



ANDERSON 400

Address: 24500 Great River Road

City: Princeton

County: Scott

State: IA

Zip Code: 52753

Acres: 400

Sale Price: \$45,000/acre - \$100,000/acre

Ownership: Private

SITE FEATURES

Zoning: GBP- Green Business Park

Topography: Moderately sloping/rolling

Within City Limits: Yes

Historical Use: Agriculture

Divisible: Yes

Adjacent Available Land: No

Written Covenants: Yes

General Site Configuration: Rectangular

DUE DILIGENCE STUDIES & REPORTS

- ✓ Phase 1 Environmental Report complete and clear
- ✓ Geotechnical Study complete and clear
- ✓ Wetlands Delineation complete and clear
- ✓ Archeological Study complete and clear
- ✓ Endangered Species Analysis complete and clear



TRANSPORTATION

Nearest 4-lane Hwy: U.S. Highway 67

Distance to 4-lane Hwy: .1 miles

Nearest Interstate: Interstate 80

Distance to Interstate: 5.9 miles

Visibility from Highway/Interstate: No

Nearest Commercial Airport: Quad Cities International Airport (MLI)

Distance to Commercial Airport: 23.8 miles

Rail Served: Possible

Rail Provider: Canadian Pacific Railway



ELECTRIC SERVICE

Supplier: MidAmerican Energy

Distribution Voltage: 12.47 kV

Distance to Substation: 3.6 miles



NATURAL GAS

Supplier: MidAmerican Energy

Size of Line: 4" main

Pressure: 60 psi



WATER

Supplier: City of Princeton, IA

Size of Line: 8"



WASTEWATER

Supplier: City of Princeton, IA

Size of Line: 8"



[Click here to learn more](#)



FOR MORE INFORMATION, CONTACT:

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